



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of August 10, 1987

Members Present: Leask, Sillers, Tobin, Raftery, Chaput, Sherr

The meeting came to order at 8:08 P.M. On motion of Steve Tobin and seconded by Sylvia Sillers, the Board unanimously approved the minutes of the 7/13/87 meeting.

ANR Plan - Bonenfant, Lot 1, Lowell Street

On motion by T. Raftery seconded by V. Chaput, the Board unanimously voted to endorse the ANR plan of Lot 1 Lowell Street submitted by John Bonenfant.

Public Hearing - Hayes Farm, Section 2

Paul Sherr opened the public hearing on the application of Hayes Farm Partnership for a proposed 5-lot subdivision (Hayes Farm - Section 2) off Concord Street northerly of previously approved Hayes Farm Subdivision, revision of 2 lots within Section 1, and extension of Hayes Farm Road by 390 feet. William McNary, representing the applicant, presented to the Board the plan sheets on which there were changes from the earlier submission. He said there were no changes in the number of lots, the length of the road, or the location of the houses. He said that changes in the length and diameter of the cul de sac have been made at the request of the Conservation Commission to eliminate the need to fill 662 square feet of wetland at the end of the circle. The new design is still within the right-of-way with 120 feet diameter and 60 feet outside turning radius. Fifty feet was said to be adequate by the Fire Chief and by the Department of Public Works when reviewing the previous submission. The regulations call for 140 feet diameter; therefore, the applicant has requested a waiver. The island will be maintained. The new design will require a compensatory storage area on Lot 14. The Clerk read a letter from the Conservation Commission dated August 10, 1987, saying that the plan was done at the request of the Conservation Commission.

Mr. Sherr asked the Board if they had any questions or comments. When V. Chaput asked if there were any other changes, Mr. McNary said that no wetlands replication area is needed according to the new plan.

The Board reviewed with Mr. McNary the conditions of the approval of the previous submission. The plan has been submitted to the Board of Health but approval has not yet been obtained. Mr. McNary said the trail easements are now marked on the plans in red, 10 feet wide and five feet from the wetlands, to connect to the roadway on the cul de sac. The intent is to do a connection in Section 1. The Board and Mr. McNary discussed a trail easement at the closest point of Spencer Brook and agreed on a circuitous route 10 feet wide five feet from the wetlands.

The Board discussed with Mr. McNary the relevance of the flood plain maps to the project. Paul Sherr inquired if any member of the public wished to speak. No one responded.

The public hearing closed at 9:48 P.M.

Tom Raftery moved to grant the waivers requested as follows:

Section 3.B.2.a.3. Abutters Names and Addresses

A separate list of the abutters names and addresses has been filed with the Board. The plans show the abutters names only.

Section 3.B.2.c.10. Red Ink

All data on the plans is shown in black ink.

Section 4.A.5.a One Thousand (1000) Foot Length

This roadway is an extension of an approved deadend street and will serve no more than fifteen (15) lots.

Section 4.A.5.c. & Section 5.B.3. Pavement Diameter of Turnaround

The outside diameter of the paved surface is proposed to be one hundred twenty (120) feet instead of the required one hundred forth (140) feet. This turnaround is proposed to be positioned as shown on the attached plans.

Section 5.B.2. Pavement Width

The proposed pavement width is eighteen (18) feet as was approved for the original subdivision.

Section 5.C.1.a. Bike/Footpaths

No bike/footpaths are proposed for this subdivision or were proposed for the original subdivision.

V. Chaput seconded the motion. In discussion of sidewalk and street width, the Board and Mr. McNary agreed that the shoulders are to be six feet with a grass strip of the same elevation as the road. T. Raftery, V. Chaput, P. Sherr, J. Leask and S. Sillers voted in favor of the motion. S. Tobin abstained.

T. Raftery moved to approve the subdivision with the following conditions:

1. no lot shall be built upon without consent by the Board of Health;
2. trail easement connections between the cul-de-sac and the western subdivision boundary to be shown on the plan on Lot 14; such easements being granted to the Town;
3. trail easement connections continuing from Lot 14 through Lot 13 connecting to the land known as the Bisbee parcel to be shown on plan, such easements being granted to the Town; and
4. all drainage calculations and other design features are acceptable to the town engineers, CV&P.

T. Raftery, V. Chaput, P. Sherr, J. Leask and S. Sillers voted in favor of the motion. S. Tobin abstained.

Preliminary Subdivision Plan Discussion - C. Boiteau, East Street Subdivision

The Board met with representatives of the applicant for a Preliminary Subdivision Plan entitled "Preliminary Subdivision Plan, East Street Subdivision, Carlisle, Massachusetts, Owner & Developer Charles Boiteau, 278 Mill Road, Chelmsford, Mass., dated 6/26/87 by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass." In addition to the waivers listed on the plan, the applicant requests a waiver of street width. V. Chaput commented that the exit will have a great impact. S. Tobin said he does not believe the road placement will be acceptable and that the sight lines are not good. He also expressed concern about the smaller size of two lots. J. Leask said he is opposed to a waiver on bike paths with an 18-foot road. Mr. Ken Ernstoff, an immediate abutter, asked a question concerning the wetland boundary and wildlife concerns and requested a site visit by the Planning Board. S. Tobin requested an easement for an old trail. T. Raftery requested a rough flagging of the road for the site visit. V. Chaput suggested the applicant consider a possible rearrangement of the road and the lots. Mr. Boiteau submitted a letter requesting extension of time for consideration of the plan until September 14, 1987 at 8:30 P.M. which was granted by the Board.

Requested Change in Common Driveway Special Permit for Elizabeth Ridge

Mr. Heda met with the Board to request a change in the Common Driveway Special Permit for Elizabeth Ridge. The Board advised him to have the owner apply for an amendment to the Special Permit.

William Hamilton - Discussion of Tree Removal at Pheasant Ridge Subdivision off Concord Street

Mr. Hamilton met with the Board to discuss a tree which he removed which was in the direct line of sight of the exit from the Pheasant Ridge Subdivision without Planning Board permission. Mr. Hamilton said he is willing to plant trees out of the line of sight. The Planning Board agreed that the Board does not have authority over the tree in this matter and invited public comments. After discussion with members of the public who objected to removal of the tree, Mr. Hamilton and the Board members agreed that Mr. Hamilton will plant two trees approximately 2 inches in diameter on each side of the road as near to the stone wall as possible without being in the line of sight.

Mr. Hamilton also requested approval by the Board of an ANR Plan entitled "Plan of Land in Carlisle, Mass. for Spencer Brook Realty Trust, August 10, 1987 by Stamski and McNary, Inc.". On motion by T. Raftery, seconded by V. Chaput, the Board voted unanimously to endorse the plan.

Chaput Letter to Town Counsel

The Board noted that no reply has been received to V. Chaput's July 24, 1987 letter to Town Counsel concerning any environmental basis for approval or disapproval of subdivisions.

Housing Assessment Committee

V. Chaput reported on a meeting she attended with the Housing Assessment Committee. She said the Housing Authority is looking for input on ways to achieve affordable housing units. The Planning Board members agreed to look at the Residence District M concerning town offices and elderly housing and discuss the matter further at the September 14 meeting.

Correspondence

The Board read and filed correspondence. S. Tobin agreed to draft an answer to a request from the Massachusetts Federation of Planning Boards. The Planning Board and Mrs. Olden, the Administrative Planning Assistant, agreed that she would attend the Annual Meeting and Conference of the Federation on Saturday, September 26, 1987 and that the Board will reimburse her for the \$22 fee. The Board also requested that Mrs. Olden speak with Jean Donnelly about attending the Conference, which will have a presentation on affordable housing.

The meeting adjourned at 11:30 P.M.

Respectfully submitted,

Elaine Olden
Administrative Planning Assistant